



Submittal Requirements Planned Unit Development

CITY OF RIO VISTA COMMUNITY DEVELOPMENT DEPARTMENT

Submittal Requirements:

Plans shall be prepared and endorsed by a qualified professional team, which shall include a professional planner, architect, civil engineer, and a landscape architect. Some submittal requirements may be waived for smaller projects, based on Planning Division review and approval.

A. Site Plan

- Project name, acreage, north arrow, date of preparation and graphic scale
- Name, address, and phone number of owner/applicant and person preparing plans
- A vicinity map
- Property lines (lot dimensions), building setback lines, and all easements of record
- Locate centerline of any adjacent roadways
- Existing buildings and other structures on-site and adjacent properties
- Driveways and parking spaces (parking spaces shall be individually numbered and handicapped, van/carpool and compact spaces shall be designated; dimensions of parking stalls shall be shown)
- Landscaped areas (include location of existing trees)
- Entrances, exits and walkways
- Screens for ground-mounted equipment, trash enclosures, recycling areas, etc
- Existing and proposed fence detail
- Exterior lighting including type and height
- Summary of project statistics including zoning, square footage, lot coverage, parking requirements
- Show current use on adjoining parcels

B. Schematic Development Plan

- o Proposed location and design of the proposed planned unit development
- o Standards of population density and building intensity
- o Site area and dimensions
- o Site coverage, showing location of all proposed structures and remaining existing structures
- o Open spaces
- o Height of structures
- o Distance between structures
- o Parking spaces and off-street loading facilities
- o Proposed street design
- o Engineering plans, including site grading, street improvements, drainage, and public utility extensions, as necessary
- o Landscape plan
- o Any other facilities and utilities

C. Pre-planning conference with City representatives

D. Photos of subject site, including all existing buildings, and properties on either side and across the street (and across rear alley, if applicable).

E. Detailed project description (above)

- o Use types
- o Population density and building intensity and whether project warrants a density bonus
 - Incentives used to be granted a bonus – improvements beyond that normally required for separation of buildings which serves the recreational and open space needs of the residents; dedication or in lieu payments for public land; low-income

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housing increases; improvements to public parkland; land for public uses other than parks; or improvements to public land other than parks.

F. Environmental Requirements

- o The proposed development must be designed to produce an environment of stable and desirable character, and must provide overall standards of population densities and building intensities, of open space, of circulation, and of off-street parking in conformance with the master plan of the city and at least equivalent to those required by the terms of this title for the zoning district in which the development is to be located.
- o Some projects will require further environmental review based on the requirements of the California Environmental Quality Act and any applicable state or federal environmental laws and regulations.

G. Copies of previously completed reports or studies for project site, if possible

Additional Comments

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